

**PB# 86-65**

**New Windsor Business Park**

**4-2-25**

86-65

NEW WINDSOR BUSINESS PARK SUB.

*affirmed 7/18/87*

## General Receipt

8072

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

September 10, 1986

Received of

New Windsor Business Park \$ 25.00

Twenty-five and 00/100

DOLLARS

For

Subdivision Application Fee 86-65

DISTRIBUTION

| FUND    | CODE | AMOUNT |
|---------|------|--------|
| CE 1880 |      | 25.00  |
|         |      |        |
|         |      |        |

By

Pauline J. Townsend

Talon Clark

## General Receipt

8950

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

May 19, 1987

Received of

New Windsor Business Park Associates \$ 470.00

Four hundred Seventy

00/100

DOLLARS

For

Planning Board Engineering Fees 86-65

DISTRIBUTION

| FUND      | CODE | AMOUNT |
|-----------|------|--------|
| CE # 1011 |      | 470.00 |
|           |      |        |
|           |      |        |

By

Pauline J. Townsend

Talon Clark

Title

Williamson Law Book Co., Rochester, N. Y. 14609

CHAIRPERSON:

RE MAP #

86-65

8437

TOWN [9]

CITY [ ]

VILLAGE [ ]

New Windsor

THE FOLLOWING MAP HAS BEEN FILED IN THE ORANGE COUNTY  
CLERK'S OFFICE:TITLE New Windsor Business ParkDATED 4-2-87FILED 8-14-87APPROVED BY LAWRENCE JONES ON 7-16-87

Ruth Whitmore

ACTING DEPUTY COUNTY CLERK

4-2-154321

| DATE | PARTICULARS | AMOUNT |
|------|-------------|--------|
|      |             |        |

NEW WINDSOR BUSINESS PARK ASSOCIATES  
147-39 175TH ST.

1010

| FUND    | CODE | AMOUNT |
|---------|------|--------|
| CP 1880 |      | 25.00  |
|         |      |        |
|         |      |        |

By Lawrence Jones  
Talor Clerk

**General Receipt** 8950

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, N. Y. 12550

Received of New Windsor Business Park Associates 470.00  
Four hundred Seventy 00/100 DOLLARS  
 For Planning Board Engineering Fees 86-65

DISTRIBUTION

| FUND      | CODE | AMOUNT |
|-----------|------|--------|
| CP # 1011 |      | 470.00 |
|           |      |        |
|           |      |        |

By Pauline H Townsend  
Town Clerk  
 Title

Williamson Lex Book Co., Rochester, N. Y. 14609

CHAIRPERSON:

RE MAP #

TOWN [9]  
 CITY [ ] New Windsor  
 VILLAGE [ ]

THE FOLLOWING MAP HAS BEEN FILED IN THE ORANGE COUNTY CLERK'S OFFICE:

TITLE New Windsor Business Park  
 DATED 4-2-87  
 FILED 8-14-87

APPROVED BY LAWRENCE JONES ON 7-16-87

Ruth Whitmore  
 ACTING DEPUTY COUNTY CLERK

H-2-154321

THIS CHECK IS DELIVERED FOR PAYMENT ON THE FOLLOWING ACCOUNTS

| DATE | PARTICULARS         | AMOUNT |
|------|---------------------|--------|
|      | <u>creation fee</u> |        |
|      |                     |        |
|      |                     |        |
|      |                     |        |
|      |                     |        |
|      |                     |        |
|      |                     |        |
|      |                     |        |
|      |                     |        |

IF INCORRECT PLEASE RETURN. NO RECEIPT NECESSARY

**NEW WINDSOR BUSINESS PARK ASSOCIATES**

147-39 175TH ST.  
 JAMAICA, NY 11434

718-995-4577

1010

1-32/210

PAY TO THE ORDER OF

Town of New Windsor  
Five hundred 00/100

5/18 1987

\$ 500 00/100

DOLLARS

NEW WINDSOR BUSINESS PARK ASSOCIATES

 **National Westminster Bank USA**

Real Estate Division  
 582 Fifth Avenue  
 New York, N.Y. 10036

Joan M. Hill  
 Auth. Sig.

001010 021000322 2192 03 0630

15 April 87  
Date ....., 19.....

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12550

TO McGoey and Hauser Consulting Engineers, P.C. DR.

45 Quassaick Avenue, New Windsor, NY 12550

| DATE |  | CLAIMED                                       |  | ALLOWED |    |
|------|--|---|--|---------|----|
|      |  |   |  |         |    |
|      |  | PLANNING BOARD                                |  |         |    |
|      |  | New Windsor Business Park Subdivision (86-65) |  |         |    |
|      |  | See Attached Sheet for Billing Information    |  |         |    |
|      |  | <i>Asst. Hubbl PB</i>                         |  |         |    |
|      |  |   |  |         |    |
|      |  |   |  |         |    |
|      |  | AMOUNT DUE:                                   |  | \$20    | 00 |
|      |  | <i>copy</i>                                   |  |         |    |

86-65

TOWN OF NEW WINDSOR  
PLANNING BOARD FEES  
JANUARY 1, 1987

Checks payable to:  
TOWN OF NEW WINDSOR

Date to:  
TOWN CLERK

\$ 25.00 APPLICATION FEE

25.00

9-10-86

SITE PLAN

\$100.00 (\*) SITE PLAN FEE  
OR AMENDED SITE PLAN

Varies ENGINEERING FEE

\* All uses (except multi-family dwellings, including apartment houses and condominiums). Apartment houses and condominiums: \$100.00 plus \$10.00 for each unit.

SUBDIVISION

\$100.00 PRE-PRELIMINARY

100.00

\$100.00 PRELIMINARY

100.00

\$100.00 FINAL PLAT (MINOR SUB.)

100.00

\$100.00 + \$5.00 per unit (FINAL  
PLAT MAJOR SUBDIVISION).

25.00

\$150.00 FINAL PLAT SEC. FEE

150.00

Varies ENGINEERING FEE

20.00

\$ 470.00

Separate check, payable to:  
TOWN OF NEW WINDSOR

Date to:  
COMPTROLLER

\$250.00 per unit (\*\*) RECREATION FEE

500.00

\*\* The unit or lot which contains the premises in which the applicant resides shall be excluded from paying the recreation fee.

LOT LINE CHANGE

~~STC~~

NOTE:

(charge for Sub only) N.S.

SPECIAL PERMIT



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

NEW WINDSOR BUSINESS PARK

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 16 June 1987.

☐ The site plan or map was approved by the Bureau of Fire Prevention.

☒ The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

A fire hydrant is to be placed at the curb line off Temple Hill Road,  
(West Entrance).

It was the Bureau's understanding that the new emergency access drive  
would not be used by other than emergency vehicles. Entrance drives  
to be eliminated from this emergency drive.

SIGNED: Richard G. Gotsky

CHAIRMAN

Mr. Rones: I don't see any problem with that. We need something from the owner to assume your authority. I'd rather have a letter than a telegram on this.

Mr. Fullam: So I will get a letter when I get the letter signed by both co-owners and I bring it to you and I will forward it.

Mr. Scheible: Bring it to me and I will forward it to Mr. Rones once his approval is put on there then we will go on.

Mr. Mc Carville: "That the Planning Board of the Town of New Windsor grant final site plan approval to Windshire Site Plan." Seconded by Mr. Lander and approved by the Board.

|            |                 |     |
|------------|-----------------|-----|
| Roll Call: | MR. JONES       | AYE |
|            | MR. REYNS       | AYE |
|            | MR. LANDER      | AYE |
|            | MR. MC CARVILLE | AYE |
|            | MR. SCHEIBLE    | AYE |

APPROVED

Apr. 8, 1987

NEW WINDSOR BUSINESS PARK SUBDIVISION (86-65)

Mr. Hustis came before the Board representing this proposal.

Mr. Hustis: What we have is an existing five and a half acre parcel of land lying on the north side of Temple Hill Roadway. We propose to do is a lot line revision and it is right now the existing parcel is here there are two parcels of land, two separate ownerships, tax map, section 4, block 2 lot 15 which is vacant land parcel 3.21 which is Automotive Brake. One parcel lies here and the other is the adjacent land off Automotive Brake. We intend to convey parcel 2 to Automotive Brake, parcel 1 will remain. The small strip will be dedicated to the Town of New Windsor for their future access to Temple Hill Road to the break off. Their property line right now is here, the New Windsor Hall is here and here is the site owned by my client. It is so noted down there I think the agreement has been made between the Town and the applicant.

Mr. Scheible: Two lots will be subdivided.

Mr. Mc Carville: Will any portion of parcel 1 be served by the proposed road?

Mr. Hustis: I don't have the agreement that was worked out with Don Witfield and the Town I don't have that information available to make comment. I was under the impression Mr. Witfield had talked about this previously with you.

Mr. Rones: It is going to be a public road.

Mr. Mc Carville: It is to be for emergency vehicles only.

Mr. Scheible: Right.

Mr. Babcock: They wanted that road just for authorized vehicles, it is going to be posted and signed for official vehicles only and it is going to be for the police station for their use. A driveway for the police station, official vehicles only.



Mr. Roness: Do you want to note that there is going to be no access.

Mr. Mc Carville: No. I was just curious if this can be subdivided and create some type of problem. What is the acreage requirement there?

Mr. Edsall: The proposed size of the lot does appear to conform with the uses in that zone but just to pick up on what I said they submitted site plans for the smaller one, which does indicate they are indicating they want to use that road so that should be clarified that was one of the comments on the site plan that was reviewed but never brought in at the meeting. It was brought in but they cancelled.

Mr. Scheible: I am waiting to see whether the Town even knows actually whether it does have the, is the road going through there. The amount of supervision that is going to take to keep that as emergency vehicles only.

Mr. Babcock: They are saying that the police vehicles are going to be using it so much it is going to be their private road.

Mr. Scheible: Never happen.

Mr. Hustis: That is only 25 feet wide.

Mr. Scheible: There is going to be a 50 foot wide right of way there.

Mr. Mc Carville: My concern here is you have five acres you can subdivide up to 40,000 per lot so you can get five lots out of here and that is just my question is that a public road private, Town official or for Town vehicles only?

Mr. Hustis: Have they made any statements to you?

Mr. Edsall: My understanding is that was going to be restricted for official vehicles only but on the comments for the previous submitted site plan for parcel 1 they indicated they intended to use that roadway and that was one of the comments that went back that he should coordinate that.

Mr. Scheible: That will be addressed the use of this road or the known use of the road will be addressed when they come in for site plan or future subdivision so this evening is really not necessary to undergo that situation.

Mr. Jones: The places on either side are 25 foot you assume they are giving five foot because they are going to want to use that road, don't ask them to give us 25 foot and tell them they can't go on the road.

Mr. Scheible: That will be addressed when they come in. They are looking for lot line change and subdivision because they are taking this piece off here.

Mr. Hustis: Yes that is what it is.

Mr. Mc Carville: "That the Planning Board of the Town of New Windsor grant approval to New Windsor Business Park subdivision and lot line change."  
Seconded by Mr. Jones and approved by the Board.

Roll Call: MR. JONES AYE

MR. REYNOLDS AYE  
MR. LANDER AYE  
MR. MC CARVILLE AYE  
MR. SCHEIBLE AYE

REVIEW

LIBERTY MEADOWS SUBDIVISION (86-88)

Mr. Frank Bauer came before the Board representing this proposal.

Mr. Scheible: We have an application before us name of Liberty Meadows names of applicants first is Hudson Land Company, 660 Main Street, Middletown, owner Herbert Fabricant as nominee for Stella Gessner, Evelyn Plotskin, Edith Newman and George Nilson. Land surveyor Edwan Silvers. It is located in the south side of Route 207 on the east side of Beattie Road and Shaw Road and opposite Weed Road. The water, sewer and Highway Department has disapproved due to the sanitary detail sheet not provided as mentioned in the notes. From the Highway Department we have disapproval for reasons there is no provision for proper drainage which water will run into Town roads and cause problems.

Mr. Bauer: We are here looking for sketch plan approval it is 22 lot subdivision 21 lots would be residential and the other lot would be left as it is. It borders on Shaw, Beattie and Route 207, we are proposing a road that will be turned over to the Town it is approximately I believe 1030 feet long along ending at the cul-de-sac. And the lots running in size from approximately 1 and a half acres to eight acres, the remainder. And we left access off Shaw Road the remaining piece and off of the proposed road to the remaining piece this will be sold as a whole. Of course we have a lot of work to do here as far as sanitary designs, perc tests, pit, etc. we are looking for sketch plan approval and we'd like to set a date for the public hearing.

Mr. Scheible: We have a road continuing from this cul-de-sac.

Mr. Bauer: No this is an access which will go to this remaining piece of property, they have no access. There is an access here and on Shaw Road.

Mr. Reynolds: I have a question on 17 and 18 you are leaving that as one lot number 18 now you intend to build on this?

Mr. Bauer: Yes.

Mr. Reynolds: Because you have a utility right of way going through here.

Mr. Bauer: They will not build under the utilities. It will be in there.

Mr. Reynolds: Yes this along here?

Mr. Bauer: It is 175 feet.

Mr. Reynolds: You won't be able to do anything with this here.

Mr. Bauer: So he would only use the front part of it facing Beattie Road. 175 by 830 roughly.

PLANNING BOARD  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, NY 12550

(This is a two-sided form)

Date Received 8/28/86  
Preapplication Approval \_\_\_\_\_  
Preliminary Approval \_\_\_\_\_  
Final Approval \_\_\_\_\_  
Fees Paid 485  
pd 9/10/86

APPLICATION FOR SUBDIVISION APPROVAL

Date: June 9, 1986 8/27/86

1. Name of subdivision NEW Windsor Business Park
2. Name of applicant Daniel Rubin Co. Phone 718 995-4577  
Address 147-39 175th Street Jamaica New York 11434  
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Birks Realty Inc. Phone \_\_\_\_\_  
Address 55 Route 17 K Newburgh New York 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor To be named Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney Unselected Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the East side of Temple Hill Road  
(Street)  
1200 feet South of Union Avenue.  
(direction)
7. Total Acreage 8.5 Zone PI Number of Lots 3
8. Tax map designation: Section 4 Block 2 Lot(s) 15
9. Has this property, or any portion of the property, previously been subdivided No.  
If yes, when \_\_\_\_\_; by whom \_\_\_\_\_.
10. Has the Zoning Board of Appeals granted any variance concerning this property No.  
If yes, list case No. and Name \_\_\_\_\_.

List all contiguous holdings in the same ownership. NONE

Section                      Block(s)                      Lot(s)                     

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK     )  
COUNTY OF ORANGE    : SS.:

I, \_\_\_\_\_, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

\_\_\_\_\_  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

SWORN to before me this  
      day of                   , 19

\_\_\_\_\_  
NOTARY PUBLIC

SHORT ENVIRONMENTAL ASSESSMENT FORM

ACTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? . . . . . Yes X No
2. Will there be a major change to any unique or unusual land form found on the site? . . . . . Yes X No
3. Will project alter or have a large effect on an existing body of water? . . . . . Yes X No
4. Will project have a potentially large impact on groundwater quality? . . . . . Yes X No
5. Will project significantly effect drainage flow on adjacent sites? . . . . . Yes X No
6. Will project affect any threatened or endangered plant or animal species? . . . . . Yes X No
7. Will project result in a major adverse effect on air quality? . . . . . Yes X No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . . . Yes X No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . . . Yes X No
10. Will project have a major effect on existing or future recreational opportunities? . . . . . Yes X No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? . . . . . Yes X No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . . . . . Yes X No
13. Will project have any impact on public health or safety? . . . . . Yes X No
14. Will project effect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . . . . Yes X No
15. Is there public controversy concerning the project? . . . . . Yes X No

PREPARER'S SIGNATURE:

Jonell Miller

TITLE:

President

REPRESENTING:

New Windsor Business Park

DATE:

8-27-86

# County of Orange

COUNTY CLERK'S OFFICE

Orange County Government  
Center



Goshen, New York 10924  
Tel. (914) 294-5151

MARION S. MURPHY  
County Clerk

ALBERT P. PACIONE, SR.  
Deputy County Clerk

## SUBDIVISION MAP FILING REQUIREMENTS

### Section 334 of the Real Property Law

1. MUST be printed upon mylar, linen or canvas-backed paper, or drawn with a pen and India ink upon tracing cloth and must show the Section, Block and Lot of the parent parcel and the name/s as they appear on the last extended county and town tax roll.
2. MUST be in duplicate (as shown) and paper copy for the County Tax Map Department. A duplicate copy shall also be filed with the clerk of the city, town or village where the property is situated.
3. MUST be not less than 8½" x 11" and not more than 34" x 44" in size.
4. A certificate of the licensed land surveyor showing the date of the completion of the survey by said land surveyor and of the making of the map by said land surveyor.
5. May require the Orange County Department of Health approval if any map contains five (5) or more residential lots (i.e., five acres or less) and there is independent evidence that the fifth residential lot is being sold, rented, or offered for sale within a three (3) year period. (Public Health Law 1115-1118, as amended August 1, 1977.)
6. MUST have Town Planning Board or Village Planning Board final approval, or City Planning Board or City Council final approval (whichever is applicable) and MUST NOT be dated more than sixty (60) days, if approved by the town and not more than ninety (90) days if approved by the Village or City prior to being offered for filing. (Village Law section 7-728, Town Law section 278 and General City Law section 32.)
7. Every such map of subdivided land, whether intended as an original subdivision or as an alteration of a prior subdivision, shall have endorsed thereon or annexed thereto at the time such map is offered to be filed a certificate of the Commissioner of Finance or of an abstract and title company AND a certificate of the tax collecting officer of any county, city, town or village wherein such property or any part thereof is situate, stating that all taxes levied and unpaid and in addition, all taxes which are a lien prior to the time such original or subsequent map is offered to be filed, whether assessed against the entire tract of land or against any lot or other part of such land, have been paid, and the County Clerk shall not file any such map without such endorsements or certificates.
8. Fee for Filing: Ten dollars (\$10.00) per page. If paid by check, payable to the "Orange County Clerk". An additional fee of one dollar (\$1.00) per copy will be charged for signing maps other than the original mylar, the paper copy for tax map, and one (1) copy for the filer.

January, 1986

MARION S. MURPHY, COUNTY CLERK

(UNDERLINED MATERIAL IN ITEMS 1 AND 6 ARE ADDITIONS)



Louis Heimbach  
County Executive

**Department of Planning  
& Development**

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

Peter Garrison, Commissioner  
Richard S. DeTurk, Deputy Commissioner

November 7, 1986

Mr. Henry Reyns, Chairman  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12550

Re: Site Plan, New Windsor Business Park  
N.Y.S. Route 300 (Temple Hill Road)  
Our File No. NWT 37-86M

Dear Mr. Reyns:

The referenced site plan was reviewed in accordance with Section 239, paragraphs 1 and m of the General Municipal Law.

The most outstanding aspect of the proposed business park is the quantity and quality of landscaping planted around the office buildings. Such landscaping improves the aesthetic quality of the project which is of benefit to the town as well as the developer. All site plans should have such detail.

Inasmuch as there are no foreseeable problems with the site plan, the Orange County Department of Planning hereby recommends approval thereof.

Very truly yours,

Peter Garrison  
Commissioner

Reviewed by:

Fred H. Budde



Louis Heimback  
County Executive

P. Board  
received 9/22/86 ch

**Department of Planning  
& Development**

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

Peter Garrison, Commissioner  
Richard S. DeTurk, Deputy Commissioner  
Paul Costanzo, Director of Community Development

**ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT  
239 L, M or N Report**

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

D P & D Reference No. NYT 3686N  
County I.D. No. 41215

Applicant NEW Windsor Business Park, inc.  
Proposed Action: MAJOR SUBDIVISION  
State, County, Inter-Municipal Basis for 239 Review FRONTAGE/ACCESS AC/300  
County Effects: \_\_\_\_\_

Related Reviews and Permits NY DEPT. OF TRANSPORTATION

County Action LOCAL DETERMINATION \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved

Approved subject to the following modifications: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SEPT. 17, 1986  
Date

Peter Garrison  
Commissioner



STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION  
112 DICKSON STREET  
NEWBURGH, NY 12550

Albert E. Dickson  
Regional Director

Franklin E. White  
Commissioner

September 23, 1986

New Windsor Planning Board  
Town Hall  
555 Union Avenue  
New Windsor, NY 12550

RE: New Windsor Business Park  
Route 300

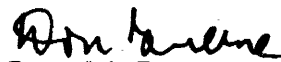
Dear Chairman:

We have reviewed this matter and please find our comments  
checked below:

- ☒ A Highway Work Permit will be required
- ☐ No objection
- ☐ Need additional information ☐ Traffic Study
- ☐ Drainage Study
- ☐ To be reviewed by Regional Office
- ☐ Does not affect N.Y. State Dept. of Transportation

X ADDITIONAL COMMENTS: The proposed project shows more  
points of access than we permit. We would consider 1  
access per lot.

Very truly yours,

  
Donald Greene  
C.E. I Permits  
Orange County

DG/dn

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by

Pete R. Hustis CCS for the building or subdivision of  
New Windsor business Park has been  
reviewed by me and is approved ✓,  
~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason.~~

There is a (one inch) service line  
for this property - (old park motors)

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Steve D'Amico  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval ✓  
Subdivision \_\_\_\_\_ as submitted by

Peter R. Hustis, L.L.S. for the building or subdivision of  
New Windsor Business Park has been  
reviewed by me and is approved ✓,  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

- 1.) 8 inch lines shall require "AIR TEST" for infiltration
- 2.) man holes should be STANDARD 24" inch lids and Manholes  
should in accord. with the town of New Windsor.
- 3.) Provide inspection fees and Provide for performance  
of new lines

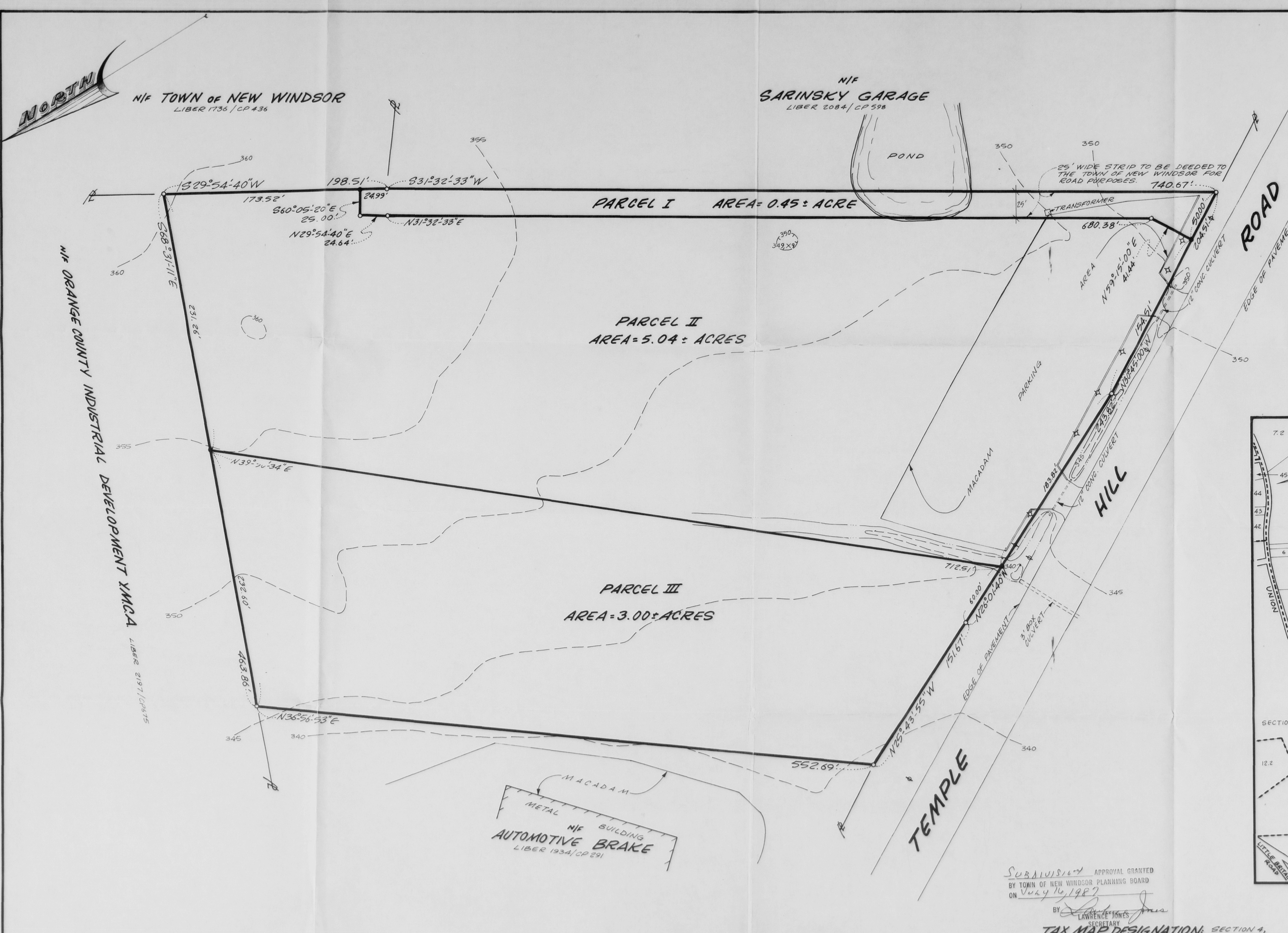
\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

WPS  
\_\_\_\_\_  
WATER SUPERINTENDENT

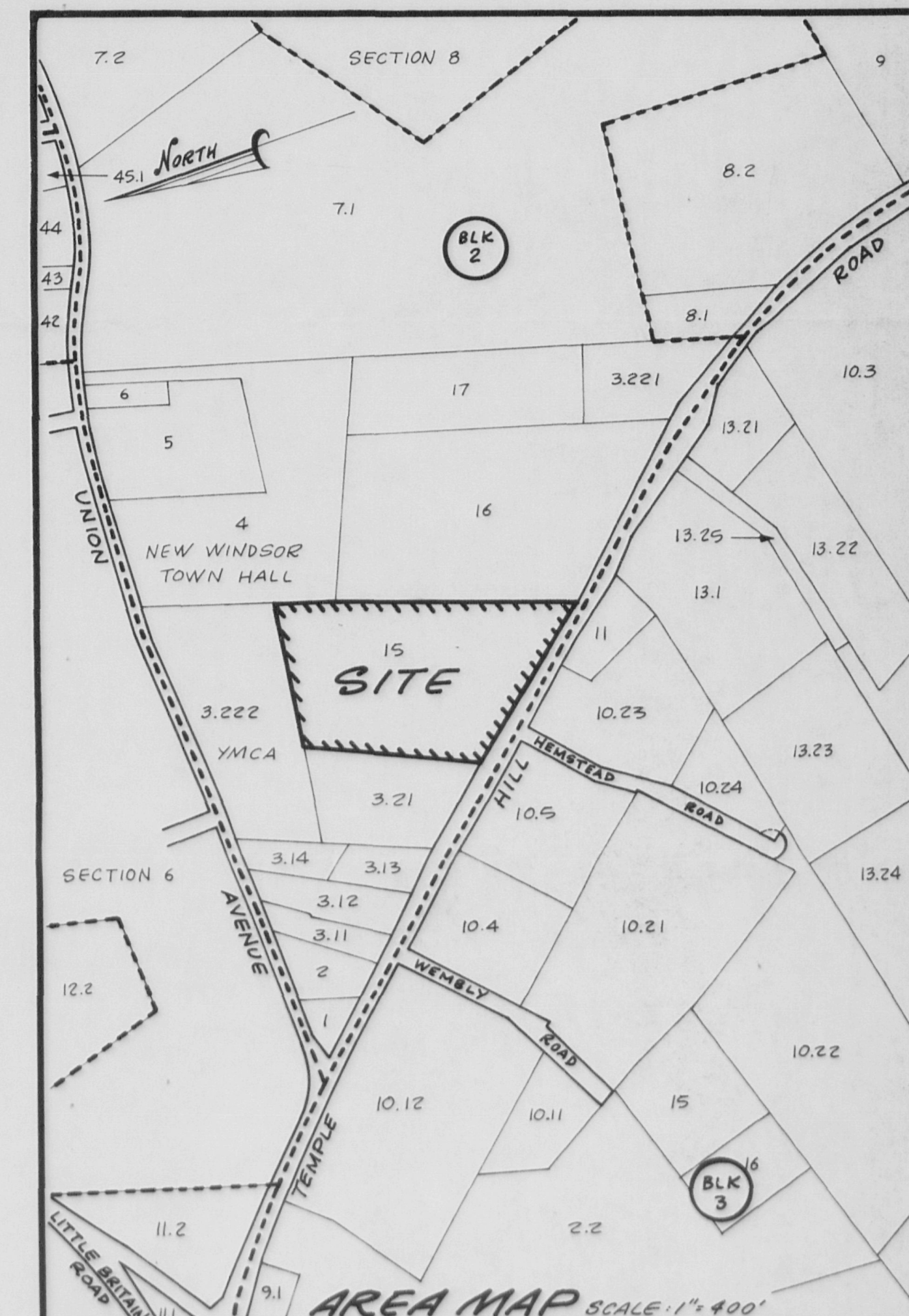
Lynnan D. Masten Jr.  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

Sept. 15, 1986  
\_\_\_\_\_  
DATE





**NOTE:**  
1) TOTAL AREA = 8.49+ ACRES.  
2) PROPERTY IS IN THE P I ZONE (PLANNED INDUSTRIAL)



SUBDIVISION APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON MAY 16, 1987

BY LAWRENCE JONES  
SECRETARY

TAX MAP DESIGNATION: SECTION 4, BLOCK 2, LOT 15

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME, AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON JULY 30, 1986.

**PETER R. HUSTIS, L.L.S.**  
33 HENRY STREET · BEACON · NEW YORK  
P.O. BOX 3311 · NEWBURGH · NEW YORK  
Peter R. Hustis  
LICENSE NO. 49205

**LEGEND**  
CURB  
PROPERTY LINE  
UTILITY POLE  
LIGHT POLE  
5 FOOT CONTOUR  
DEPRESSION  
SPOT ELEVATION  
EDGE OF DITCH

THE UNDERSIGNED, OWNER OF THE PROPERTY HEREON, STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS, AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON, AND TO THE FILING OF THIS MAP SIGNED THIS DAY OF 19\_\_.

OWNER

**MAP OF SUBDIVISION FOR NEW WINDSOR BUSINESS PARK**  
TOWN OF NEW WINDSOR  
SCALE: 1" = 40'  
ORANGE COUNTY, N. Y.  
AUGUST 28, 1986

**REVISED:**  
MARCH 18, 1987  
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF NEW WINDSOR, NEW YORK, ON THE DAY OF 19\_\_; SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGES, ERASURES, MODIFICATIONS, OR REVISIONS OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL. SIGNED THIS DAY OF 19\_\_.

CHAIRPERSON SECRETARY

86:192B